



City of Hudson, Ohio

CD Meeting Agenda - Final Board of Zoning & Building Appeals

Kerri Keller, Chair
Lou Wagner, Vice Chair
Lydia Bronstein
Jane Davis
Robert Kahl

Nick Sugar, City Planner
Lauren Coffman, Associate Planner

Thursday, April 18, 2024

7:30 PM

Town Hall
27 East Main Street

- I. Call to Order
- II. Roll Call
- III. Identification, by Chairman, of Lauren Coffman, Associate Planner.
- IV. Swearing in of Staff and Audience Addressing the Board.
- V. Approval of Minutes

[BZBA
2.15.2024](#)

Minutes of Previous Board of Zoning & Building Appeals Meeting: February 15, 2024.

Attachments: [February 15, 2024 BZBA Minutes - Draft](#)

VI. Public Hearings - New Business

[BZBA 24-270](#) The subject of this hearing is a variance request from the requirement to provide a public sidewalk on one (1) side of an abutting street pertaining to new development, pursuant to section 1205.11(e)(9)(B)(1), "Pedestrian amenities/linkages - Sidewalks" of the City of Hudson Land Development Code.

The applicant is Aaron Stainbrook with UHC Construction Services, 154 E. Aurora Rd. #155, Northfield, OH 44067. The property owner is 1931 Georgetown Holdings LLC, 6208 Wessington Dr, Hudson, Ohio 44236 for the property at 1931 Georgetown Rd in District 8 [Industrial/Business Park] within the City of Hudson.

Attachments: [1931 Georgetown Road - BZBA Staff Report](#)

[BZBA 24-257](#) The subject of this hearing is variances to construct an addition and includes the following requests: 1] A variance request to allow an accessory structure to be located in the side yard when the Land Development Code prohibits accessory structures from being located in the side yard pursuant to section 1206.03(d)(3), “Accessory Uses/Structure - Accessory Use Development and Operation Standards” of the City of Hudson Land Development Code. 2] A variance request of twenty-one (21) feet from the required rear yard principal structure setback of forty (40) feet, resulting in a principal structure setback of nineteen (19) feet pursuant to section 1205.07(d)(6)(C)(1) “Property Development/Design Standards - Rear yard depth” of the City of Hudson Land Development Code in order to build an addition.

The applicant is Anthony Slabaugh Remodeling & Design, 4724 Darrow Rd, Stow, Ohio 44224. The property owner is Gino and Kate Potesta, 43 Church St, Hudson, Ohio 44236 for the property at 43 Church St. in District 4 [Historic Residential Neighborhood] within the City of Hudson.

Attachments: [43 Church St - BZBA Staff Report](#)
 [43 Church Street - Perspectus Report](#)

[BZBA 24-239](#) The subject of this hearing is a variance request of thirteen (13) feet from the required side yard accessory structure setback of fifteen (15) feet, resulting in a side yard setback of two (2) feet pursuant to section 1205.06(d)(5)(D)(4), “Property Development/Design Standards - Setbacks” of the City of Hudson Land Development Code in order to build a detached garage.

The applicant is Daniel Marinchick, 166 Ravenna St, Hudson, Ohio 44236. The property owner is Daniel Marinchick, 166 Ravenna St, Hudson, Ohio 44236 for the property at 166 Ravenna St in District 3 [Outer Village Residential Neighborhood] within the City of Hudson.

Attachments: [166 Ravenna St - BZBA Staff Report](#)

[BZBA 24-264](#) The subject of this hearing is variances to construct two (2) accessory structures and includes the following requests: 1] A variance request to allow an accessory structure to be located in the side yard when the Land Development Code prohibits accessory structures from being located in the side yard pursuant to section 1206.03(d)(3), “Accessory Uses/Structure - Accessory Use Development and Operation Standards” of the City of Hudson Land Development Code. 2] A variance request to allow a swimming pool to be located to the side of the main mass of the principle structure when the Land Development Code prohibits swimming pools from being located to the side of the main mass of the principle structure pursuant to section 1206.03(f)(1) “Accessory Uses/Structure - Accessory Use Development and Operation Standards” of the City of Hudson Land Development Code in order to build a pergola and inground pool.

The applicant is Kody Kocias with Peninsula Architects, 1775 Main St, Peninsula, Ohio 44264. The property owner is Philip Lopez, 2715 Hudson Aurora Rd, Hudson, Ohio 44236 for the property at 2715 Hudson Aurora Rd in District 1 [Suburban Residential Neighborhood] within the City of Hudson.

Attachments: [2715 Hudson Aurora Rd - BZBA Staff Report](#)

VII. Other Business

[BZBA - 7067](#) BZBA Goals Discussion - Database

Attachments: [Memo to BZBA - Database](#)

VIII. Adjournment

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The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner, an outstanding community that values quality of life, a well-balanced tax base, historic preservation, with a vision to the future, and professionalism in volunteer and public service.